

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

DECEMBER 2010



Building a Better Community with You

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WASTEWATER MASTER PLAN

The upcoming Wastewater Master Plan reflects future and upsized wastewater lines, lift stations, and treatment facilities needed as development occurs to serve newly annexed areas within the City's authorized service territory, growth corridors, and existing areas where wastewater lines are in need of replacement and/or upsizing. The respective future wastewater lines, lift stations, and treatment facilities are being determined by using calibrated system models, the 2009 comprehensive plan, system repair history, and historical sanitary sewer collection and treatment system flow data. At present, flow monitoring has been completed and the wastewater system has been modeled. Additionally, the demand analysis, which is based upon the City's comprehensive plan and future land uses, is in the process of being finalized.

The overall planning document is being produced by engineering consultants in coordination with the City of College Station staff and identifies necessary improvements that are required by state and federal regulations. Annual and five (5) year reviews will also be performed by City of College Station staff in order to evaluate growth trends, wastewater demands, future treatment facilities, and the wastewater collection system master plan map.

Once completed, public hearings will be held at which point the Wastewater Master Plan will be presented to the Planning & Zoning Commission and City Council for adoption.

For more information regarding the Wastewater Master Plan, please contact Dave Coleman with College Station Utilities at 979.764.3660.



CITY OF COLLEGE STATION
Home of Texas A&M University®

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TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↓ 14%	↓ 22%

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, December 2009, and decreased when compared with two years ago, December 2008.

New Commercial:

YTD - 1 yr	YTD - 2 yr
↑ 47%	↓ 23%

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, December 2009, and a decrease compared with two years ago, December 2008.

Total Permits:

YTD - 1 yr	YTD - 2 yr
↓ 1%	↓ 22%

Year-to-date, total permits experienced an decrease in quantity when compared to last year at this time, December 2009, and experienced a decrease when compared with two years ago, December 2008.



BUILDING PERMIT TOTALS:

Month of December 2010						Month of December 2009		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	18	18	47,644	36,110	\$2,508,252	60	60	\$7,788,196
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	0	N/A	\$0
Residential Addition	5	N/A	7,923	4,173	\$391,982	8	N/A	\$272,500
Residential Remodel	8	N/A	0	0	\$52,370	6	N/A	\$67,640
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Demolition	2	N/A	N/A	N/A	\$17,500	1	N/A	\$0
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	5	N/A	34,036	33,816	\$1,335,000	5	N/A	\$1,905,345
Commercial Remodel	6	N/A	N/A	N/A	\$1,641,050	9	N/A	\$1,234,000
Commercial Addition/Retaining Wall	3	N/A	N/A	N/A	\$97,600	2	N/A	\$195,000
Commercial Demolition	3	N/A	N/A	N/A	\$39,000	0	N/A	\$0
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	1	N/A	N/A	N/A	\$49,300	1	N/A	\$29,000
Sign	12	N/A	N/A	N/A	N/A	8	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	0	N/A	N/A	N/A	\$0	1	N/A	\$2,100
Roofing	7	N/A	N/A	N/A	\$59,920	3	N/A	\$26,200
TOTALS	70	18	89,603	74,099	\$6,191,974	104	60	\$11,519,981

January 1, 2010 - December 31, 2010						January 1, 2009 - December 31, 2009		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	464	464	1,098,150	858,641	\$62,805,109	537	537	\$74,635,610
Duplex	1	2	2,300	2,080	\$137,280	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	20	200	296,633	295,645	\$21,025,880	1	21	\$1,800,000
Residential Addition	60	N/A	22,952	16,033	\$1,985,966	74	N/A	\$2,563,264
Residential Remodel	116	N/A	25,583	22,326	\$2,239,500	86	N/A	\$1,511,211
Residential Garage/Carport Addition	9	N/A	N/A	N/A	\$141,400	7	N/A	\$115,710
Residential Demolition	15	N/A	N/A	N/A	\$63,200	22	N/A	\$50,850
Residential Slab Only-SF	5	N/A	N/A	N/A	\$32,940	3	N/A	\$18,700
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	22	N/A	N/A	N/A	\$2,310,940	0	N/A	\$0
Hotel / Motel / Inn	1	N/A	N/A	N/A	\$100,000	2	N/A	\$6,000,000
New Commercial	63	N/A	297,308	292,807	\$151,040,710	43	N/A	\$28,654,193
Commercial Remodel	60	N/A	N/A	N/A	\$8,335,459	96	N/A	\$22,220,409
Commercial Addition/Retaining Wall	22	N/A	N/A	N/A	\$2,057,341	16	N/A	\$5,360,715
Commercial Demolition	13	N/A	N/A	N/A	\$223,700	9	N/A	\$231,636
Commercial Slab Only	3	N/A	N/A	N/A	\$199,900	2	N/A	\$531,901
Swimming Pool	49	N/A	N/A	N/A	\$1,843,374	50	N/A	\$2,022,020
Sign	118	N/A	N/A	N/A	N/A	114	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	29	N/A	N/A	N/A	\$96,400	31	N/A	\$287,949
Roofing	99	N/A	N/A	N/A	\$572,477	88	N/A	\$604,783
TOTALS	1169	666	1,742,926	1,487,532	\$255,211,576	1181	558	\$146,608,951

POPULATION: The November 2010 population estimate is 94,468

BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	277	233	192	112	18	13	6	851
FEBRUARY	291	214	194	131	3	10	12	855
MARCH	365	290	289	150	5	12	13	1124
APRIL	364	294	201	185	22	9	19	1094
MAY	384	316	235	216	56	3	14	1224
JUNE	440	333	236	254	6	11	10	1290
JULY	414	329	261	208	52	6	15	1285
AUGUST	369	283	212	250	53	12	7	1186
SEPTEMBER	237	170	152	144	17	12	6	738
OCTOBER	200	163	112	118	4	11	2	610
NOVEMBER	175	165	106	117	7	6	3	579
DECEMBER	226	188	138	179	14	13	11	769
TOTAL	3742	2978	2328	2064	257	118	118	11605

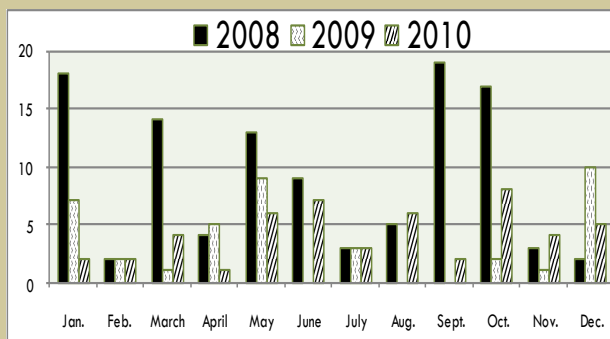
CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	129	40	38	19	20	172	90	575	362	1445
FEBRUARY	130	73	77	17	48	156	87	66	430	1084
MARCH	463	43	111	55	31	88	108	16	725	1640
APRIL	654	31	64	50	22	89	135	7	389	1441
MAY	475	37	56	75	40	118	241	3	255	1300
JUNE	637	21	47	12	18	115	121	6	428	1405
JULY	462	14	54	12	28	59	159	31	442	1261
AUGUST	142	4	35	1	8	10	111	802	141	1254
SEPTEMBER	426	7	48	5	20	50	134	192	245	1127
OCTOBER	151	6	19	3	32	72	109	99	90	581
NOVEMBER	128	15	39	2	18	113	117	94	167	693
DECEMBER	58	14	26	12	7	162	150	46	190	665
TOTAL	3855	305	614	263	292	1204	1562	1937	3864	13896

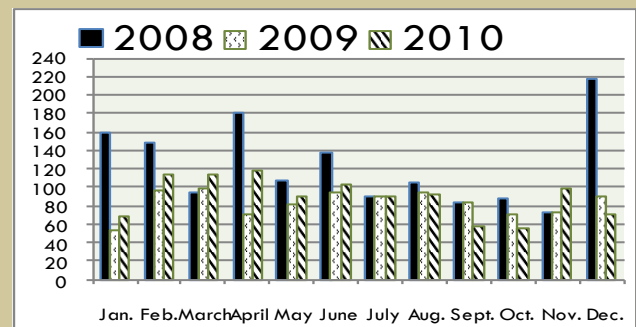
PERMITS BY TYPE YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	464	464	\$62,805,109
Duplex	1	2	\$137,280
Tri-Plex/Four-plex	0	0	\$0
Apartment	20	200	\$21,025,880
New Commercial	63	N/A	\$151,040,710
Commercial Remodel	60	N/A	\$8,335,459

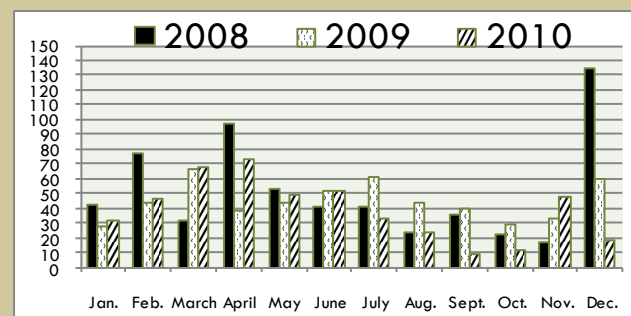
NEW COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH



TOTAL PERMITS 3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH



CURRENT ANNEXATION INITIATIVE

Upon incorporation in 1938, who would have thought that College Station would grow and prosper with such magnitude? Today, some 70 years later, there has been much discussion about the city's consideration of annexing areas outside the current city limits. Through the diligent foresight of the City Council and the detailed preparations of the Planning & Development Services Department, the city is ready to move forward with consideration of annexation plans - plans that will enable the city to manage its growth in a sensible, predictable, and fiscally-responsible manner.

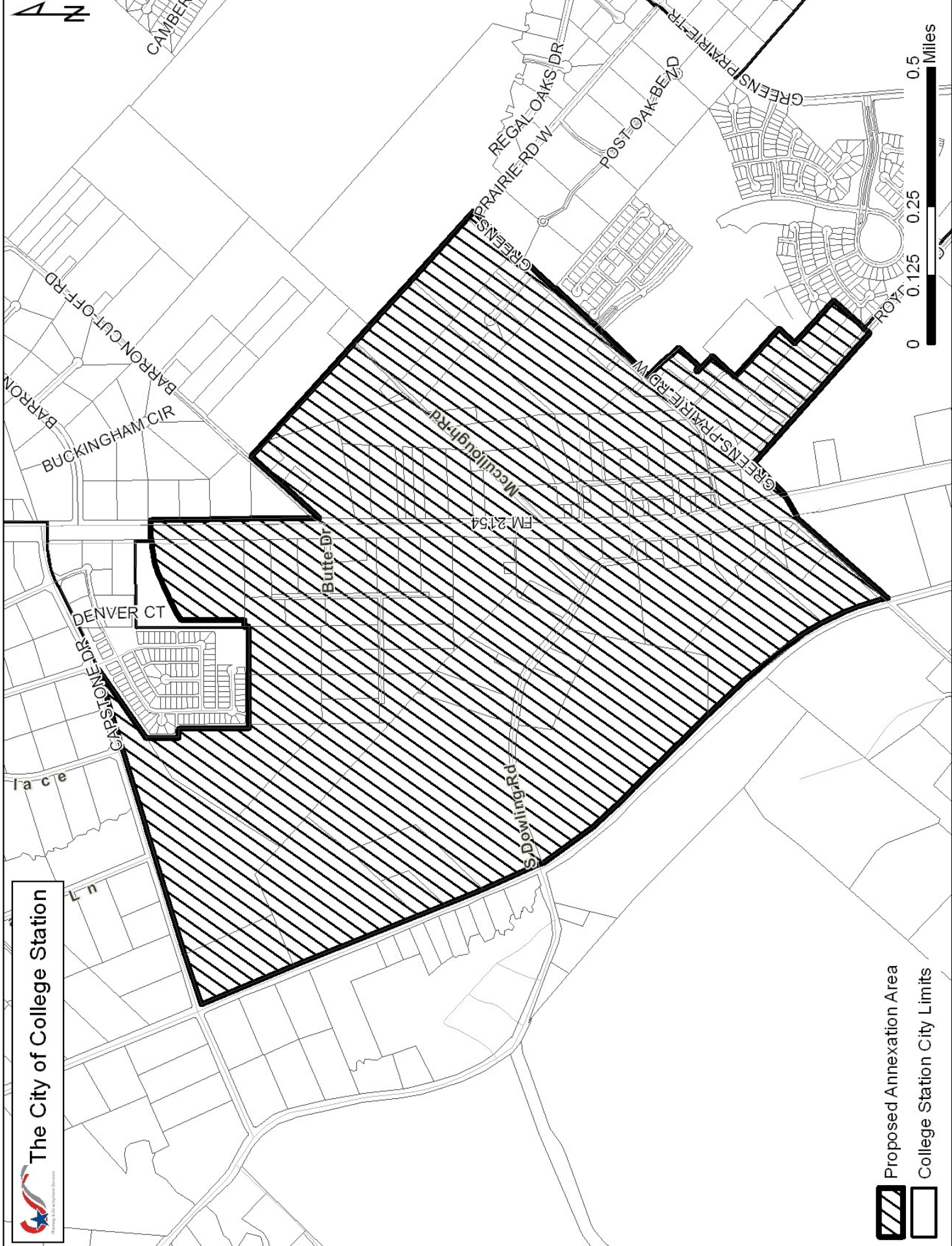
On November 10, 2010, the City Council directed staff to move forward with initiating the annexation of approximately 680 acres commonly known as the Wellborn area (see map of proposed annexation area on next page). Council's action on November 10th simply started the annexation process. The entire annexation process will take several months to complete and involves two public hearings before the City Council.

The tentative annexation schedule for the Wellborn area is provided below:

- Convene the internal Staff Annexation Team meeting (November 2010)
- Planning & Zoning Commission recommendation (December 2010)
- Non-annexation development agreements offered to properties appraised as agricultural (December 2010/January 2011)
- Ordinance establishing Public Hearing dates (January 2011)
- Preparation of annexation service plan (February/March 2011)
- City Council holds two public hearings (March 2011)
- City Council adopts or rejects annexation ordinance (April 2011)

Additional information concerning annexation is available on our website at www.cstx.gov. Should you have specific questions regarding the Wellborn annexation proposal, please contact Lance Simms, Assistant Director at 979.764.3570



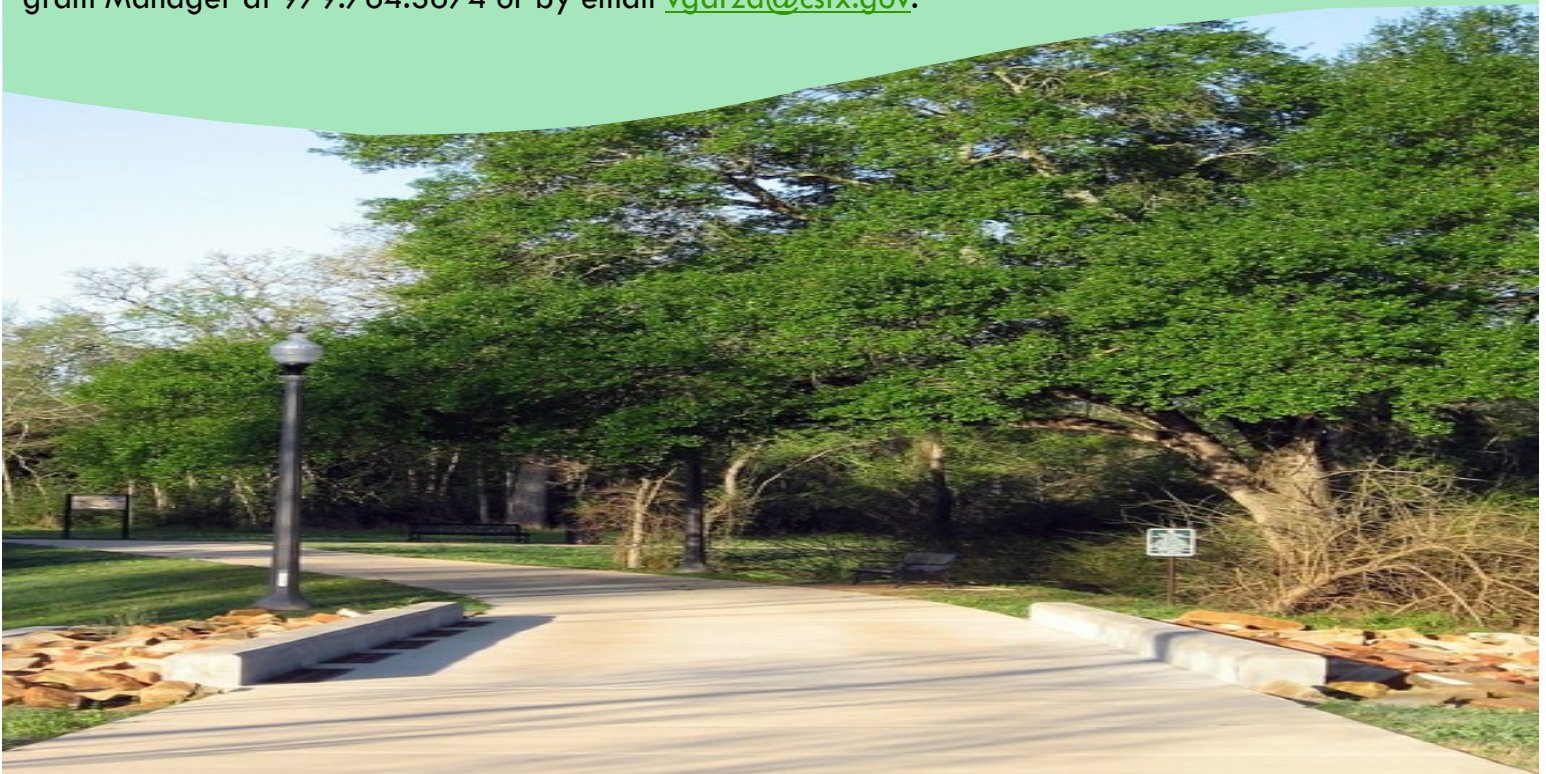


THE BICYCLE, PEDESTRIAN, AND GREENWAYS MASTER PLAN IMPLEMENTATION UPDATE

Almost a year has past since City Council adopted the Bicycle, Pedestrian, and Greenways Master Plan on January 28, 2010. The City has made great strides in accomplishing a number of tasks outlined in the plan to continues to move toward becoming more bikeable and walkable and to promote greenways. Some of the accomplishments that have occurred over the year are highlighted below.

- Currently under construction, the multi-use path along Harvey Mitchell Parkway (FM 2818) will be completed in February. It will follow along the northwest side of FM 2818 from Welsh Avenue to Texas Avenue and will connect A&M Consolidated High School, Bee Creek Park, and commercial properties to neighborhoods in the area. Additional efforts are being made to extend it all the way to Southwest Parkway through an additional phase and private development efforts.
- An Advisory Board was created in September and began meeting on a monthly basis in October to advise City Council and the Planning & Zoning Commission on all matters related to bicycling, walking, and greenways. The Board is comprised of citizens with specialized knowledge as well as general interest in biking, walking, and greenways. Planning efforts are underway to create and participate in events that educate and encourage citizens to bike, walk, and protect greenways.
- Over 100 acres of greenways were acquired to help protect the City's natural corridors, most of which were along the Carter's Creek Corridor. This corridor will also serve as the area for a future multi-use path to follow the Gulf States Utility Easement. This effort was in collaboration with the reclaimed water system project, which will take reclaimed water from the Carter's Creek Wastewater Treatment Plant to irrigate fields at Veterans Park and Athletic Complex.

If you would like more information about the Bicycle, Pedestrian, and Greenways Master Plan or related projects, please visit our website at www.cstx.gov/hikeandbike or contact Venessa Garza, Greenways Program Manager at 979.764.3674 or by email vgarza@cstx.gov.





Implementation of Neighborhood Plan Begins

Planning & Development Services Staff have begun work on implementing the Central College Station Neighborhood Plan which was adopted in June of 2010. The plan has a seven year implementation schedule that began with the adoption of the plan.

Over the past six months, staff has been working to organize the implementation schedule, identify key individuals that will be assisting with moving tasks towards completion, and developing completion timelines and tracking to ensure that progress continues to be made on implementing the plan.

Since the adoption of the plan, several tasks from the plan have been completed including the amendment to the City's Bicycle, Pedestrian, and Greenways Master Plan to incorporate changes to the planned bicycle and pedestrian connections in this area, and the restructuring of the neighborhood partnership program to provide better service and promote lasting neighborhood organizations in Central College Station and throughout the community.

Over the next year, Planning & Development Services staff will be working with a variety of other City Staff to implement changes on how we report and track code enforcement and police activity, respond to potential code violations, as well as gathering traffic data to determine where street intersection improvements may be necessary.

These are just a few examples of the how the Central College Station Neighborhood Plan is being implemented to improve neighborhood quality of life for College Station's residents. To find out more about the implementation, or to track the plan's progress, visit our website at www.cstx.gov/centralplan for monthly updates on neighborhood indicators, and specific actions that were taken to further the implementation of the plan.

If you have questions regarding the implementation of Neighborhood Planning please contact Lindsay Kramer, Senior Planner at lkramer@cstx.gov or Matt Robinson, Senior Planner at mrobinson@cstx.gov or by calling 979.764.3570.



Phase 2 of the Subdivision Regulations Wrapping Up

Phase 2 of the Subdivision Regulations is nearing completion as the revisions are scheduled for a public hearing and consideration by Council at their January 13th meeting. The effort seeks to modernize the subdivision regulations to standards and processes that are contemporary to current development practices, responsive to changes in State law, and necessary to help implement the City's Comprehensive Plan adopted in 2009.

Thus far, the Planning & Zoning Commission has held two public hearings regarding the proposed revisions. The first public hearing was held on December 2nd in which the Commission recommended approval of the revised subdivision standards with three conditions. The Commission recommended that the third external street connection required when 200 lots are served become a discretionary item to the Commission, require sidewalks around the bulb of a cul-de-sac, and limited the proposed option to defer construction of single-family sidewalks for up to one year. At their December 16th meeting, the Commission recommended approval of the process-related items with a condition that off-site easements not be required to be filed for record for a plat to be considered by the Commission. Staff has revised the proposed ordinance amendment to include the Commission's recommendations.

A number of subdivision regulation sections still contain the language originally adopted in 1970 and are ambiguous enough to be problematic to administer over time. The proposed revisions clarify many of these standards or change a standard to implement the Comprehensive Plan. One example is the proposal to base block and cul-de-sac lengths on the land use designation in the Comprehensive Plan so that urban areas with higher densities will have a finer grain of vehicular and pedestrian circulation than suburban areas with even less intensity for rural areas that have the lower density.

Other types of changes include the addition of processes that are stated in State law but are not yet reflected in the Unified Development Ordinance. For example, a procedure is proposed for processing appeals regarding the proportionality of development exaction requirements. In addition, flexibility has been added to the development process as a final plat would extend the expiration of a preliminary plan by two years instead of one and acceptable minor changes to an approved preliminary plan have been defined. Another significant change proposes that a Public Way (a private drive constructed to certain design standards) in non-residential and multi-family developments can be used to meet block length and block perimeter requirements. This is just a snapshot of some of the many revisions that are proposed to subdivision standards and processes.

If you have questions regarding the proposed amendments, please contact Jason Schubert, Senior Planner, at 979.764.3570 or jschubert@cstx.gov.

SCOTT & WHITE HEALTHCARE

On November 22, 2010, the College Station City Council approved a Planned Development District zoning and Concept Plan for the property located southeast of the intersection of Rock Prairie Road and State Highway 6 South. The approved Concept Plan allows for the development of a 330,000-square-foot, six-story, 143-bed acute care Scott & White Hospital, and a separate 150,000-square-foot, five-story clinic that will connect to the Hospital. The project is just under 100 acres, with the primary focus of the development being the new hospital and associated medical offices. Additional land uses are planned on the periphery of the site and will be limited in intensity and scale.

In College Station, Planned Developments are used to ensure that land use, streets, landscaping, architecture, etc. are provided in a manner appropriate for the specific site, meeting unique opportunities and challenges. Recognizing the desire to be a good neighbor, Scott & White initiated meetings with neighborhood leaders. At these meetings, Scott & White presented its vision, listened to concerns and answered questions. A number of the items included in the Planned Development District by Scott & White were a direct result of this engagement effort.

The development includes elements that complement the surrounding neighborhoods, such as increased aesthetic requirements, reduced scale, pitched roofs, and materials complementary to the neighborhoods to the north along Rock Prairie Road, as well as pedestrian-scale lighting, reduced sign height, and increased open space throughout the development to help create the desired character along the Rock Prairie corridor in that area. Gone are the possibilities of big-box retail stores, and in their place are neighborhood-serving retail and office uses.

The property has some fairly significant traffic management constraints, so as a part of the rezoning process, a traffic impact analysis was performed. This analysis clearly illustrates that full development of this site cannot occur without significant upgrades to the surrounding transportation network. What can be accommodated are the hospital, an associated medical office building and a minimal amount of additional development. This first phase of development is all that can occur until further road improvements are made. In addition to phasing development and constructing upgrades on the State Highway 6 frontage road and Rock Prairie, Scott & White will also be constructing four new thoroughfares across their property: Medical Avenue, Scott & White Drive, Healing Way, and Lakeway Drive. Two additional roads, Cathedral Pines Drive and Double Mountain Road, will stub to the adjacent property to the east. These roadways will provide multiple ways to enter and exit the property and will someday become part of the network that provides an alternative north-south route on the east side of the Bypass.

The project is proposed to be completed in phases. The Concept Plan includes specific details for the development of the hospital site and the location of all public and private roads that will be developed in the first phase. For all other portions of the site, only the land uses and design criteria are in place. Prior to any site plan or development on the periphery of the property, a detailed revised Concept Plan will be required to be approved by the City Council.

Scott & White's project takes full advantage of market opportunities in this portion of College Station while addressing the challenges and maintaining sensitivity to the concerns of nearby property owners. This project is truly a win-win for Scott & White, for neighboring property owners, and for the city.



STAFF MEMBER PROFILE:

Joe Guerra

Joe Guerra is our Planning Transportation Coordinator who came to College Station in 2008 when he began his career with the City. Joe is originally from Robstown, Texas, a small town just west of Corpus Christi where he began his college education at Delmar College receiving an Associate's Degree in Architectural Technology. Joe worked at the Texas Department of Transportation (TxDOT) for ten years performing transportation engineering design, planning, land surveying and construction inspection, and, as part of his desire to influence transportation policy and project programming at TxDOT, he attended school at night, attaining his Bachelor's Degree in Political Science and a Master's Degree in Public Administration from Texas A&M University in Corpus Christi. Joe has continued to increase his knowledge by achieving his American Institute of Certified Planners certification from the American Planning Association and his Professional Transportation Planner certification through the Institute of Transportation Engineers.

After TxDOT, Joe worked another ten years for transportation engineering and planning consultants in Austin. After noticing a transportation position was available with the City, he started doing some research on College Station and after discovering that we had a great public school system, a low crime rate, and the distinguished Texas A&M University, he decided that College Station would be a great place to work and live, accepting the position that he currently holds.

As part of his responsibilities at the City, Joe reviews planning and engineering construction documents, Traffic Impact Analyses, and driveway permits, with a goal of mitigating traffic impacts, as well as to ensure thoroughfares are meeting the Thoroughfare Plan. In addition to serving as the City's voting representative on a technical advisory committee with the Metropolitan Planning Organization (MPO), Joe takes part in the development of the MPO's long range and short range plans. Joe's input to the MPO and TxDOT helps in the prioritization of capital projects and their maintenance throughout the county.

One of Joe's hobbies, and something he misses most about living near the coast, is going salt-water fishing. Joe is also quite the country western dancer, which is how he attracted his wife of 13 years. One of the things Joe enjoys most about his job is watching projects go from paper to life as they are constructed into the final product. As part of his role as Transportation Planning Coordinator, Joe would like to improve his contributions to the City by creating a traffic counting program, to complement the TIA data he collects, which would provide important information including traffic trends, which thoroughfares are taxed the most, as well as thoroughfare volumes, which would help when producing short-range and long-range plans. One of Joe's ultimate goals is to become a Director or Assistant Director in a field related to his experience and expertise.



NEIGHBORHOOD SERVICES ACTIVITIES FOR 2011

2011 will bring lots of opportunities for those involved in the Neighborhood Partnership program to learn and grow as neighborhood leaders. As always, the Seminar Suppers will continue throughout the year, though the number of them will be reduced to five to accommodate the new Neighborhood Leadership Academy workshops. In addition, no suppers will be held during the summer months this year. Below is a list of the 2011 Seminar Suppers and tentative schedule for the Neighborhood Leadership Academy.

Seminar Suppers 2011

- 1/24/11- Green College Station; Erin Chastain-Harris, City of College Station Sustainability Coordinator
- 3/14/11- Code Enforcement: What it Does, What it is and What it is Not; Cindy Kuykendall, City of College Station Code Enforcement Supervisor
- 5/16/11- Bicycle, Pedestrian & Greenways Master Plan; Venessa Garza, City of College Station Greenways Program Manager
- 9/19/11- Transportation Issues and the City's Throughfare Plan; Joe Guerra, City of College Station Transportation Planning Coordinator
- 11/14/11- Economic Development Programs in College Station and The Five Year Economic Development Consolidate Plan; Debbie Eller, Asst. Director, City of College Station Economic Development Department.

NLA Schedule 2011

- 2/24/11- HOA Track : HOA Finances, Insurance and Liability
- 4/7/11- NA Track : Increasing Neighborhood Involvement: Developing Committees and Neighborhood Projects
- 6/6/11- Leadership Development : What Kind of Leader are You? Discovering Your Leadership Style
- 7/18/11- Strategic Planning For Your Association : Developing a Mission and Goals Statement
- 8/15/11- Operations and Management : How to Run Effective Meetings
- 10/15/11- Communications and Conflict : Welcoming New Neighbors
- 12/15/11- Organizing Your Neighborhood : Recruiting and Retaining Volunteers

***Alternative Topics:**

Community Resources: A List of Services and Non-Profit Agencies in the CS/B Area
Neighborhood Watch, Security & the Block Captain Program

If you or someone you know is interested in participating in the Seminar Suppers, please RSVP the Friday prior to the supper if you plan to attend. If you are interested in taking a workshop through the Neighborhood Leadership Academy, send an email letting me know of your interest and I will forward you a brief application to fill out and return prior to attending the workshop.

For more information on either of these programs, please call Barbara Moore, Neighborhood Services Coordinator at bmoore@cstx.gov or at 979.764.6262.

THE TOP TEN IN 2010

As the year winds down, it is natural to reflect back on the years accomplishments. Here in Planning and Development Services (PDS), we have much to reflect on and be thankful for. Though certainly impacted, it is amazing how resilient our local community has been in the face of the economic turmoil of the past couple of years. So, here's my top ten list for PDS in 2010 (in no particular order).

- **Adoption of the Bicycle, Pedestrian, and Greenways Master Plan** – *the first combined update of these plans in more than a decade*
- **Establishment of the Bicycle, Pedestrian, and Greenways Advisory Board** – *a Council-appointed citizen Board to aid in the implementation of the BPG Master Plan*
- **Adoption of the Central College Station Neighborhood Plan** – *the first neighborhood plan prepared by the City in over a decade*
- **Recipient of the Central Section of the Texas Chapter of the American Planning Association award for planning for the Central College Station Neighborhood Plan** – *also recognized for Planning Excellence*
- **Designation of College Station by FEMA as a CSR Community, recognizing the City's varied efforts at minimizing the risk of flood damage** – *the first time the City has ever been recognized in such a way and will help lower insurance costs for property owners in the City*
- **Maintaining most levels of service while reducing the Department budget by nearly \$300,000 since 2009** – *cost control measures allowed PDS expenditures to be nearly \$80,000 less than the already reduced 2010 budget*
- **Acquired more than 116 acres of riparian areas for floodplain management and greenways** – *these acquisitions reduce the threat of flood damage and protect important natural areas*
- **Oversaw the plan review and inspection of the new Lowe's, the new HEB, and the expanded Wal-Mart** – *more than 300,000 square feet of new retail space*
- **Assisted in the development of Master Plans for Wastewater, Water, and Parks and Recreation** – *these plans will guide the City's investments in these areas for the next 10 years*
- **Coordinated the Planned Development District Approval for the new Scott & White Hospital** – *the first phase of this development is projected to employ more than 400 and have a construction value of more than \$160 Million*

What an amazing 2010! We're planning on another great year in 2011.



Bob Cowell, Jr., AICP, CNU-A
Director